HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA

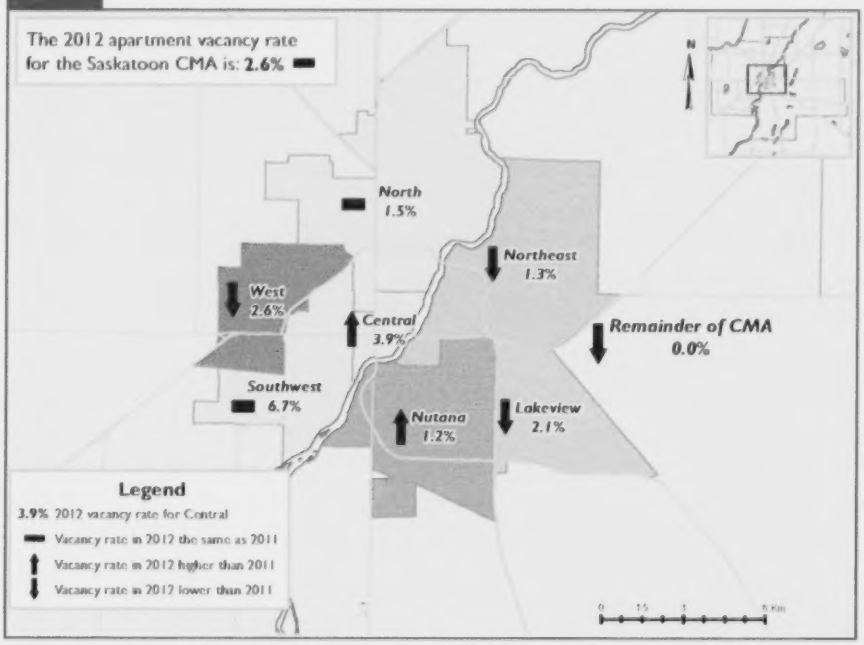
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The average vacancy rate in Saskatoon's private rental apartments was 2.6 per cent in October 2012, unchanged from October 2011.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $1,002 in October 2012.
- In rental structures common to both the 2011 and 2012 surveys, the year-over-year change in the average rent for a two-bedroom apartment unit in October 2012 was 2.4 per cent.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Saskatoon Rental Market Survey

Saskatoon's overall apartment vacancy rate remains unchanged

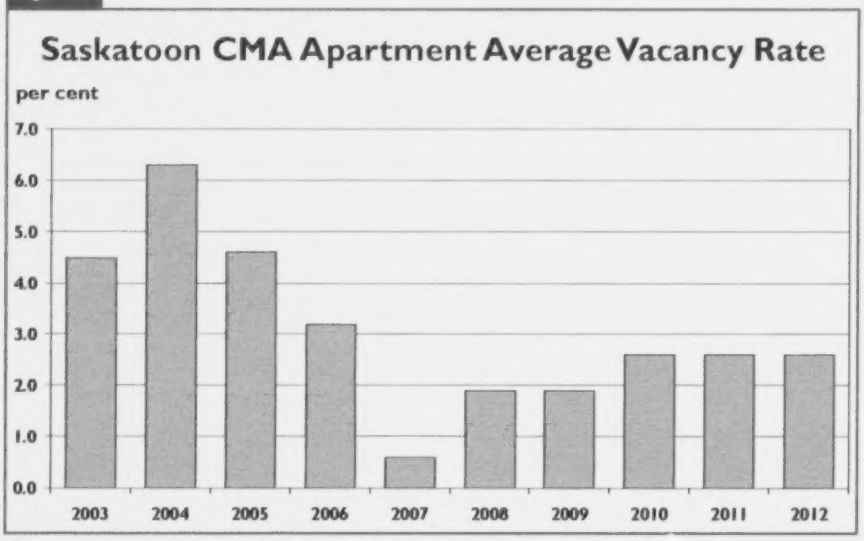
In October 2012, the average apartment vacancy rate[1] was 2.6 per cent across the Saskatoon Census Metropolitan Area (CMA), unchanged from one year earlier. Sustained rental demand from a high influx of migrants helped offset the impact of the net addition of 361 suites to the rental universe between the two October surveys.

This sustained demand has maintained upward pressure on average rents in 2012. In structures common to both the 2011 and 2012 October surveys[2], two-bedroom apartment rents increased by 2.4 per cent over the previous year. In October 2012, the average rent for a two-bedroom apartment was $1,002 per month

Apartment vacancies decline across all zones except in Nutana

In October 2012, apartment vacancy rates in Saskatoon's eight zones ranged from 0.0 per cent in Outlying Areas to 6.7 per cent in the Southwest. The Southwest zone traditionally has the highest vacancy rate in the city as it contains the highest proportion of older structures and many tenants consider older buildings less desirable. Between the two October surveys, apartment vacancies declined across most zones. In Outlying Areas, apartment vacancies decreased by 2.6 percentage points, the greatest reduction across zones.

Figure 2

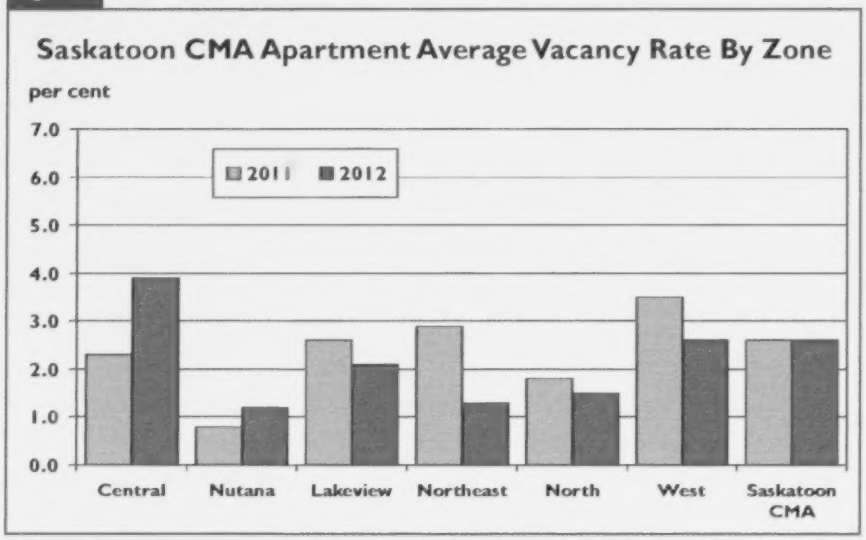


Source: CMHC October Rental Market Survey – Structures of 3+ units

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

The smallest decline in apartment vacancies was recorded in Lakeview, down 0.5 percentage points. Due to its location, Nutana has historically been a desirable location for students of the University of Saskatchewan and employees of the Royal University Hospital. While vacancies in Nutana remained among the lowest in Saskatoon, apartment vacancies in this zone rose by 0.4 percentage points to 1.2 per cent. This was largely attributed to an increase of 147 units to Nutana's universe over this period.

Saskatoon's October 2012 vacancy rate was lowest in two and three-bedroom+ suites at 2.4 per cent, followed by one-bedroom units at 2.7 per cent. The highest vacancy rate in October 2012 was in bachelor units, at 3.4 per cent. Vacancy rates for bachelor and one-bedroom units increased between the two October surveys. Bachelor units experienced the largest increase in vacancies, rising 1.4 percentage points. The vacancy rate for three+ units increased 1.3 percentage points, while vacancy rates for one-bedroom units rose 0.9 of a percentage point. Vacancy rates for two-bedroom units decreased by one percentage point between the two October surveys to 2.4 per cent.

Saskatoon's overall availability rate remained stable

Saskatoon's apartments had an availability rate[3] of 3.8 per cent in October 2012 compared to 4.0 per cent from a year prior. Bachelor units had the highest availability rate at 5.0 per cent, up from 2.7 per cent a year earlier. Three-bedroom+ units had the lowest availability rate at 3.2 per cent, down 1.6 percentage points since October 2011. The availability rate in one-bedroom units rose 0.7 percentage points to 3.9 per cent in this fall's survey. The availability rate for two-bedroom units decreased 1.1 percentage points to 3.8 per cent in October 2012.

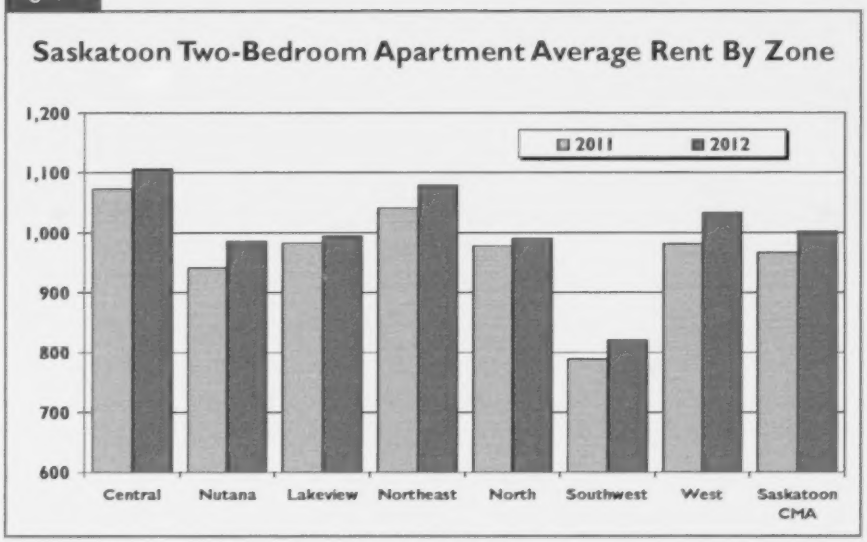
At 7.2 per cent, the availability rate was highest in the Southwest and lowest in Outlying Areas at 1.5 per cent. Availability rates decreased across most zones, with the Northeast recording the biggest year-over-year decrease, at 1.5 percentage points. The only increase in availability rates occurred in the Central zone where the availability rate rose 1.7 percentage points since October 2011, to 5.0 per cent.

Average rents increase in all zones

Persistently strong levels of in-migration have maintained demand for rental units, leading to upward pressure on rents in 2012. A sizeable portion of the 9,096 net migrants to the province during the first half of this year settled in Saskatoon, increasing the number of new households seeking rental accommodations. The average monthly rent for all apartments in Saskatoon was $918 in October 2012. During the same time, bachelor suites rented for $655 per month, one-bedroom units for $815, and three-bedroom+ apartments for $1,057. In structures common to both fall surveys, average rents increased 2.9 per cent from October 2011 to October 2012. Bachelor units reported the greatest same-sample rent increase, rising 4.4 per cent between the two surveys. The smallest increase in average same-sample monthly rents occurred among two-bedroom units, at 2.4 per cent. Renters of one and three-bedroom+ apartments saw same-sample average rent increases of 3.3 and 2.7 per cent, respectively.

[3] A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

Average monthly rents for two-bedroom units increased across all zones during this October's survey. In structures common to both fall surveys, the Outlying Areas (zone 8) reported the highest year-over-year gain in average two-bedroom rents, rising 6.7 per cent year-over-year. The smallest increase in average same-sample monthly rents for two-bedroom units occurred in Lakeview, at 0.4 per cent. The two-bedroom average monthly rent in October 2012 was highest in the Central zone, at $1,107. The lowest average rent for two-bedroom units was recorded in the Outlying Areas, at $762 monthly.

Supply of private rental apartments increases

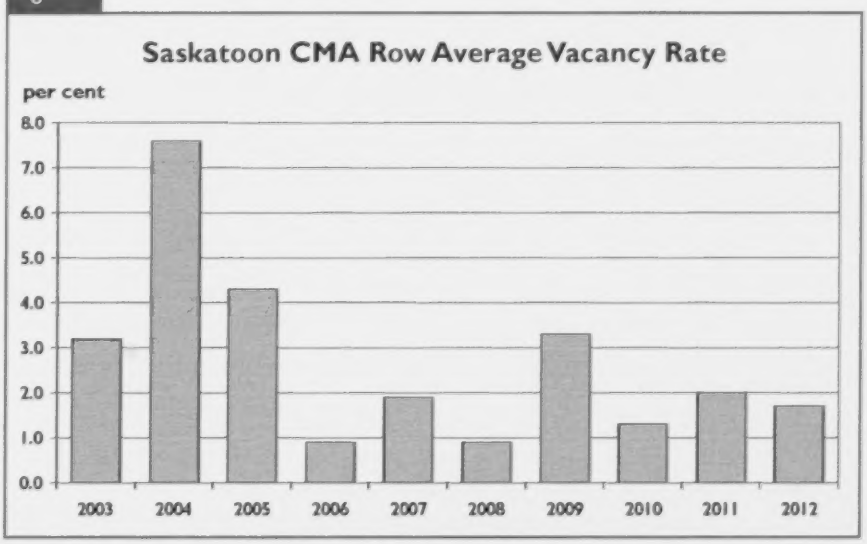
Across the Saskatoon CMA, the universe of purpose built rental apartments increased by 361 units between the two October surveys. This represents the first time in eight years that Saskatoon's rental apartment universe moved higher, as units added via new construction surpassed removals through renovations, condominium conversion, and demolition. From October 2011 to October 2012, the West zone posted the strongest gain in the rental apartment universe, with the addition of 256 units, followed by Nutana which saw an increase of 147 units. The largest decline in the rental apartment universe occurred in the Southwest, with the removal of 42 units.

The units added to Saskatoon's rental apartment universe between the two October surveys were mostly one and two-bedroom suites. Across the Saskatoon CMA, 360 two-bedroom suites and 11 one-bedroom units were added to the stock of rental apartments between October 2011 and October 2012. These additions served to offset the removal of eight bachelor suites and two three-bedroom+ units from the universe over this period.

Row vacancy rates move lower

The vacancy rate for Saskatoon's townhouse rentals was 1.7 per cent in October 2012 compared to 2.0 per cent in October 2011. This year's survey universe was relatively unchanged at 692 row units, compared to a universe of 693 units in the 2011 survey. By comparison, the row universe between the 2010 and 2011 surveys decreased by 100 units or 12.6 per cent.

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

Despite a year-over-year decrease of 3.5 percentage points, row vacancies were highest in the Southwest zone at 4.5 per cent in October 2012, down from a vacancy rate of 8.0 per cent in the previous year. Similar to the 2011 survey results, Nutana recorded a row vacancy rate of 0.0 per cent. Meanwhile, the availability rate for Saskatoon's row units decreased on a year-over-year basis to 2.7 per cent this year from 3.4 per cent in the fall of 2011.

Row rents increase in 2012

In response to declining row vacancy rates, the survey revealed an overall increase in rental rates for row units. The average rent for all row units was $1,127 in October 2012. On a same-sample basis, townhouse rents across the region rose year-over-year by 2.4 per cent, similar to the 2.6 per cent increase captured in the previous survey. The largest gains were recorded in the Outlying Areas of the Saskatoon CMA, where rents increased by 5.4 per cent in units common to both surveys.

Rental Market Outlook

Apartment vacancy rate to decline in 2013

Apartment vacancy rates across Saskatoon are forecast to decline in 2013 after holding steady at 2.6 per cent the last three years. Strong migratory gains, particularly an in-flow of international migrants, will continue to support demand for rental units. In addition, advances in both new and resale house prices, although lower than in prior years, will inhibit some renter households from moving to homeownership.

Another contributing factor in vacancies declining in 2013 will be fewer additions to the universe to temper the increase in rental demand. To the end of October 2012, there were 64 rental apartments under varying phases of construction across the Saskatoon CMA, significantly lower than the previous year where there had been 262 units under construction. For the year thus far, there have been 90 rental apartment starts, a decrease from the previous year where the purpose-built market saw the start of 388 apartment units. As such, fewer additions to the rental universe are expected in 2013 thus contributing to lower vacancies.

With the average vacancy rate expected to decline over the forecast period, increases in average monthly rents are expected in 2013. The addition of newly constructed units will also add to average rents, as they typically command higher rents compared to older product.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.[4]

Secondary Rental Market Survey: Condominium Apartments

Vacancies remain low in Rental Condominium Apartments

In the past year, the vacancy rate for investor-owned and rented condominiums increased in Saskatoon. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Saskatoon CMA increased from 0.4 per cent in October 2011 to 0.9 per cent in October 2012.

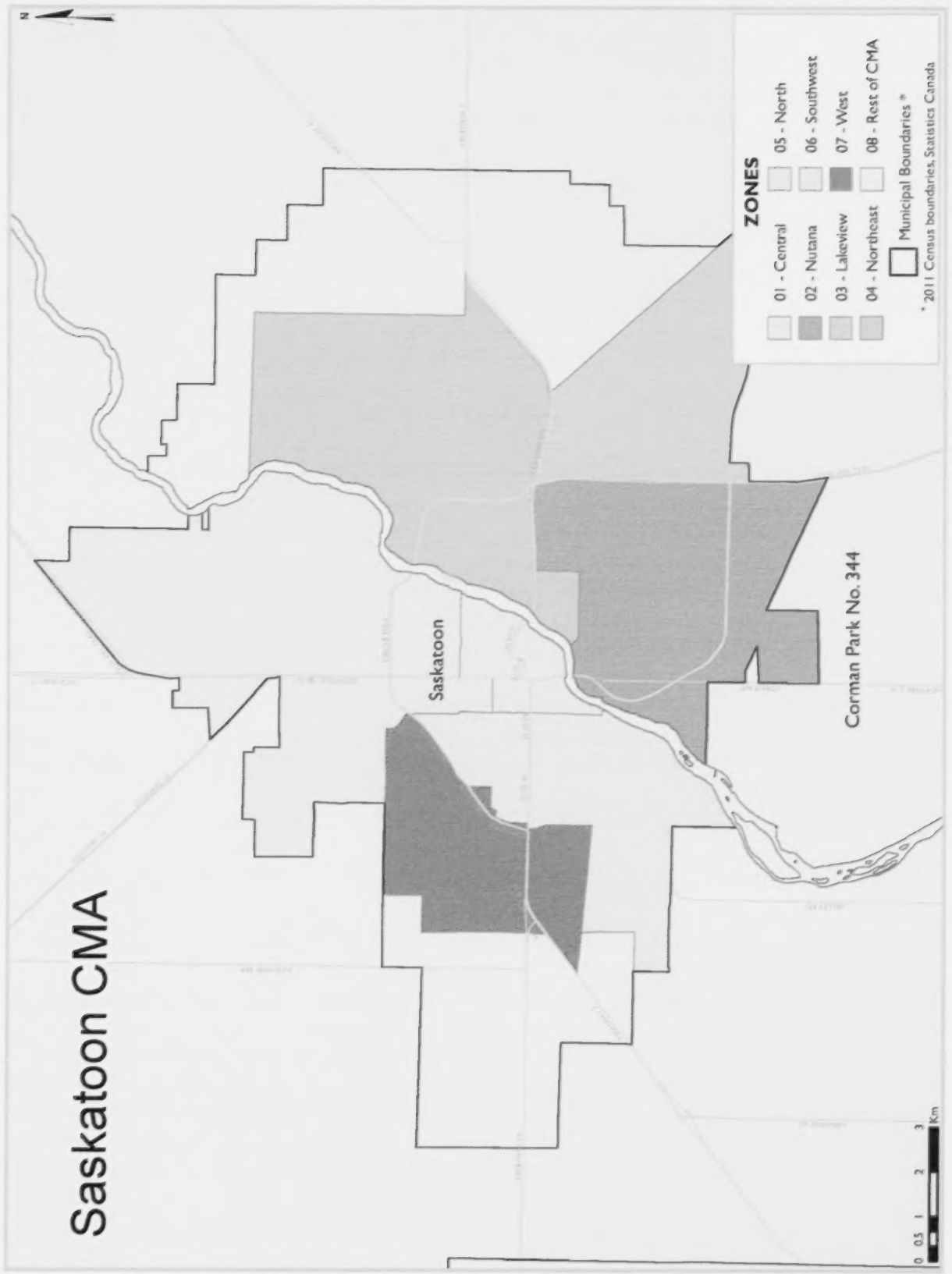
CMHC's survey found a total universe of 8,772 condominium apartment units in October 2012, up 5.5 per cent from the universe of 8,318 units in October 2011. The number of condominium apartments identified as rental totalled 1,809 suites, down 3.1 per cent from 1,866 suites in the prior year's survey. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied decreased to 20.6 per cent of the total condominium universe, compared with 22.4 per cent in October 2011.

[4] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Saskatoon's secondary market in other dwelling types in October 2012 was estimated at 13,162, compared to 13,456 households in 2011. In October 2012, there were an estimated 3,934 households renting single-detached units, down 4.9 per cent from the October 2011 tally. The number of households renting semi-detached, row or duplex units this year declined 24 per cent to an estimated 5,042 households from 6,621 households in October of last year. This follows a 6.5 per cent year-over-year decline in 2011.

For all unit types, the average rent in October 2012 was relatively unchanged at $1,005 per month compared to $1,002 a year prior. A single-detached house rented for an average of $1,152 during the October 2012 survey, compared to $1,146 in the October 2011 survey. For semi-detached, row, and duplex units, the average rent was $980 in October 2012, up from $945 the previous year.


Saskatoon CMA
Saskatoon
Corman Park No. 344
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 0.5 1 2 3 Km
N

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - Census tracts: 0000.00, 0007.00, 0008.00, 0015.00, 0016.00.
Zone 2	**Nutana** - Census tracts: 0000.00, 0001.00, 0002.01, 0002.02, 0003.00, 0004.00, 0009.00, 0010.00, 0011.01, 0011.02, 0011.03.
Zone 3	**Lakeview** - Census tracts: 0000.00, 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07.
Zone 4	**Northeast** - Census tracts: 0000.00, 0013.01, 0013.02, 0013.03, 0013.04, 0014.00.
Zone 5	**North** - Census tracts: 0000.00, 0020.00, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05, 0022.00.
Zone 6	**Southwest** - Census tracts: 0000.00, 0005.00, 0006.01, 0006.02, 0017.00, 0019.00.
Zone 7	**West** - Census tracts: 0000.00, 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04, 0018.05.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas** - Census tracts: 0000.00, 0100.01, 0100.02, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0110.00.
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.1	**	2.1	4.1	2.9	3.0	0.0	0.0	2.3	3.9
Zone 2 - Nutana	0.0	0.5	0.8	1.1	1.0	1.5	0.0	0.0	0.8	1.2
Zone 3 - Lakeview	8.2	12.2	1.0	1.2	2.9	2.3	7.3	0.0	2.6	2.1
Zone 4 - Northeast	3.9	1.3	2.0	1.3	3.5	1.4	0.0	**	2.9	1.3
Zone 5 - North	6.4	**	2.3	1.4	1.5	1.6	**	**	1.8	1.5
Zone 6 - Southwest	0.0	3.6	3.7	8.4	**	6.1	0.0	4.7	**	6.7
Zone 7 - West	11.0	**	1.9	2.7	4.5	2.4	0.5	3.0	3.5	2.6
Saskatoon City (Zones 1-7)	2.0	3.4	1.8	2.7	3.4	2.5	1.1	2.5	2.6	2.6
Zone 8 - Outlying Areas	**	**	**	**	5.6	0.0	**	**	2.6	0.0
Saskatoon CMA	**2.0**	**3.4**	**1.8**	**2.7**	**3.4**	**2.4**	**1.1**	**2.4**	**2.6**	**2.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	689	701	839	870	1,073	1,107	1,199	1,115	912	943
Zone 2 - Nutana	608	635	770	797	942	986	1,219	1,161	836	877
Zone 3 - Lakeview	645	678	818	828	982	993	1,087	1,082	933	944
Zone 4 - Northeast	580	616	779	810	1,041	1,080	1,194	1,247	924	959
Zone 5 - North	599	596	809	827	978	991	**	**	912	927
Zone 6 - Southwest	542	574	668	696	789	820	957	953	737	785
Zone 7 - West	721	732	818	845	981	1,033	1,032	1,054	938	990
Saskatoon City (Zones 1-7)	633	656	788	816	967	1,004	1,073	1,056	881	918
Zone 8 - Outlying Areas	**	**	**	658	714	762	1,112	1,092	786	824
Saskatoon CMA	**632**	**655**	**787**	**815**	**966**	**1,002**	**1,075**	**1,057**	**881**	**918**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	187	186	1,164	1,160	769	769	15	16	2,135	2,131
Zone 2 - Nutana	222	221	1,562	1,582	1,299	1,426	56	57	3,139	3,286
Zone 3 - Lakeview	24	24	428	426	1,054	1,055	41	41	1,547	1,546
Zone 4 - Northeast	80	80	407	410	662	669	32	31	1,181	1,190
Zone 5 - North	14	14	390	389	638	635	15	15	1,057	1,053
Zone 6 - Southwest	35	29	491	477	721	701	128	126	1,375	1,333
Zone 7 - West	31	31	494	503	1,217	1,465	226	225	1,968	2,224
Saskatoon City (Zones 1-7)	593	585	4,936	4,947	6,360	6,720	513	511	12,402	12,763
Zone 8 - Outlying Areas	1	1	19	19	36	36	20	20	76	76
Saskatoon CMA	**594**	**586**	**4,955**	**4,966**	**6,396**	**6,756**	**533**	**531**	**12,478**	**12,839**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.7	8.3	2.9	5.3	4.3	3.8	0.0	0.0	3.3	5.0
Zone 2 - Nutana	1.4	2.0	2.6	2.6	2.5	2.9	0.0	0.0	2.4	2.6
Zone 3 - Lakeview	8.2	12.2	2.2	2.1	5.1	3.6	12.2	0.0	4.5	3.2
Zone 4 - Northeast	3.9	2.6	3.0	1.8	4.5	2.6	0.0	3.3	3.9	2.4
Zone 5 - North	6.4	**	4.6	3.6	3.4	3.4	**	**	3.8	3.4
Zone 6 - Southwest	0.0	3.6	5.0	8.8	9.8	6.7	0.0	5.5	7.5	7.2
Zone 7 - West	11.0	**	3.7	3.6	5.7	4.1	0.5	3.5	4.8	4.0
Saskatoon City (Zones 1-7)	2.7	5.0	3.2	3.9	4.9	3.8	1.7	3.1	4.0	3.9
Zone 8 - Outlying Areas	**	**	**	**	5.6	0.0	**	5.7	2.6	1.5
Saskatoon CMA	**2.7**	**5.0**	**3.2**	**3.9**	**4.9**	**3.8**	**1.6**	**3.2**	**4.0**	**3.8**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	8.7	++	2.2	3.5	2.7	2.8	++	++	2.8	3.2
Zone 2 - Nutana	6.3	5.4	3.0	3.4	2.8	2.3	**	2.8	2.9	3.3
Zone 3 - Lakeview	4.6	5.4	3.2	1.1	4.3	0.4	5.6	-0.9	3.9	0.5
Zone 4 - Northeast	5.0	9.7	2.1	3.9	2.0	3.6	++	4.2	2.2	3.7
Zone 5 - North	++	3.6	2.8	3.0	2.0	2.3	**	**	2.4	2.6
Zone 6 - Southwest	++	**	++	5.2	2.5	4.3	++	6.0	**	4.7
Zone 7 - West	2.2	4.6	1.8	3.0	2.6	2.1	2.1	2.4	2.2	2.2
Saskatoon City (Zones 1-7)	5.6	4.4	2.4	3.2	2.8	2.4	2.8	2.6	2.7	2.9
Zone 8 - Outlying Areas	**	**	**	**	2.6	6.7	++	5.9	2.8	4.1
Saskatoon CMA	**5.6**	**4.4**	**2.5**	**3.3**	**2.8**	**2.4**	**2.8**	**2.7**	**2.7**	**2.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
Pre 1940	2.3	13.4	2.0	9.4	**	1.8	**	**	2.0	8.1
1940 - 1959	8.2	0.0	5.8	2.1	0.0	1.1	0.0	**	3.9	1.6
1960 - 1974	0.8	1.5	1.5	2.1	2.5	3.0	0.0	0.0	1.8	2.4
1975 - 1989	4.3	2.7	1.7	2.5	3.7	2.5	1.3	2.8	2.9	2.6
1990 - 1999	n/u	n/u	**	**	**	0.0	**	**	**	1.1
2000+	n/u	n/u	0.0	3.6	6.2	1.0	**	**	5.7	1.1
Total	2.0	3.4	1.8	2.7	3.4	2.4	1.1	2.4	2.6	2.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
Pre 1940	720	753	774	810	851	887	**	**	788	822
1940 - 1959	526	570	681	698	849	887	1,073	1,094	742	767
1960 - 1974	599	623	767	796	950	982	1,190	1,095	828	860
1975 - 1989	676	697	813	840	960	979	1,052	1,043	908	932
1990 - 1999	n/u	n/u	**	**	**	894	1,166	1,192	891	890
2000+	n/u	n/u	989	1,029	1,193	1,229	**	**	1,176	1,221
Total	632	655	787	815	966	1,002	1,075	1,057	881	918

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
3 to 5 Units	6.9	0.0	1.9	2.2	4.6	1.9	0.0	2.1	2.9	2.0
6 to 19 Units	1.2	2.1	1.6	2.6	4.6	4.2	0.0	2.8	2.8	3.3
20 to 49 Units	4.5	**	2.6	4.4	3.2	2.7	0.5	3.1	2.9	3.4
50 to 99 Units	**	0.0	0.9	0.6	2.3	1.2	5.1	0.0	1.7	0.9
100+ Units	**	**	0.7	0.7	3.9	0.7	**	**	2.4	0.6
Total	2.0	3.4	1.8	2.7	3.4	2.4	1.1	2.4	2.6	2.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
3 to 5 Units	540	594	613	634	867	925	1,103	1,130	786	841
6 to 19 Units	563	600	723	750	892	912	1,010	998	785	812
20 to 49 Units	693	718	775	805	913	942	1,047	1,023	862	894
50 to 99 Units	659	649	852	879	1,061	1,108	1,158	1,149	967	1,016
100+ Units	**	**	995	1,021	1,222	1,250	**	**	1,110	1,136
Total	632	655	787	815	966	1,002	1,075	1,057	881	918

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.4	**	4.2	**	2.7	6.6	0.6	0.0	1.3	0.5
Zone 2 - Nutana	5.9	3.0	0.3	1.7	1.3	0.6	0.6	0.7	**	**
Zone 3 - Lakeview	**	n/u	3.2	3.3	2.5	2.0	1.5	1.8	**	**
Zone 4 - Northeast	4.7	0.0	3.2	1.7	2.1	2.5	3.0	0.2	n/u	n/u
Zone 5 - North	**	**	1.5	1.6	2.0	1.6	1.3	1.3	n/u	n/u
Zone 6 - Southwest	0.0	5.4	**	7.9	**	6.2	n/u	n/u	n/u	n/u
Zone 7 - West	**	**	6.0	0.3	2.8	4.3	3.6	1.1	**	**
Saskatoon City (Zones 1-7)	3.2	2.2	2.8	3.3	2.9	3.5	1.7	0.9	2.4	0.6
Zone 8 - Outlying Areas	0.0	**	**	**	**	**	n/u	n/u	n/u	n/u
Saskatoon CMA	**2.9**	**2.0**	**2.8**	**3.3**	**2.9**	**3.4**	**1.7**	**0.9**	**2.4**	**0.6**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
LT $400	**	**	**	**	n/s	n/s	n/s	n/s	**	**
$400 - $499	2.7	**	2.3	**	**	n/s	n/s	n/s	2.3	**
$500 - $599	1.1	3.1	1.5	0.9	**	**	n/s	n/s	1.4	1.9
$600 - $699	1.7	2.1	4.3	1.6	**	0.0	**	n/s	3.7	1.6
$700 - $799	4.4	0.0	1.0	3.6	5.4	1.3	**	**	2.2	2.8
$800+	1.3	14.4	1.4	2.7	3.5	2.6	1.1	2.5	2.8	2.7
Total	2.0	3.4	1.8	2.7	3.4	2.4	1.1	2.4	2.6	2.6

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	n/u	n/u	**	**	12.5	**	**	**	8.6	**
Zone 2 - Nutana	**	**	**	**	0.0	0.0	**	**	0.0	0.0
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Northeast	n/u	n/u	**	n/s	**	n/s	0.0	0.0	0.0	**
Zone 5 - North	n/s	n/s	n/s	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	8.0	4.5
Zone 7 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	**	**	1.4	2.2	3.2	1.6	2.4	1.8
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	0.0	1.2	0.0	**	0.0	1.1
Saskatoon CMA	**	**	**	**	**1.0**	**2.0**	**3.1**	**1.6**	**2.0**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	n/u	n/u	**	**	870	**	**	**	804	**
Zone 2 - Nutana	**	**	**	**	1,124	1,145	**	**	1,184	1,204
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Northeast	n/u	n/u	**	n/s	**	n/s	1,218	1,262	1,200	1,262
Zone 5 - North	n/s	n/s	n/s	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	1,159	1,185
Zone 7 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	775	746	1,067	1,081	1,231	1,250	1,151	1,174
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	753	798	1,075	**	791	808
Saskatoon CMA	**	**	**775**	**746**	**981**	**1,000**	**1,225**	**1,244**	**1,098**	**1,127**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	0	0	9	10	24	22	2	3	35	35
Zone 2 - Nutana	1	1	7	7	168	170	152	152	328	330
Zone 3 - Lakeview	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	1	1	7	7	55	55	63	63
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	0	0	0	0	2	2	1	1	3	3
Saskatoon City (Zones 1-7)	2	2	20	21	213	213	364	365	599	601
Zone 8 - Outlying Areas	0	0	0	0	83	81	11	10	94	91
Saskatoon CMA	**2**	**2**	**20**	**21**	**296**	**294**	**375**	**375**	**693**	**692**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	n/u	n/u	**	**	12.5	**	**	**	8.6	**
Zone 2 - Nutana	**	**	**	**	1.8	1.2	**	**	2.1	0.6
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Northeast	n/u	n/u	**	n/s	**	n/s	1.8	0.0	1.6	**
Zone 5 - North	n/s	n/s	n/s	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	8.9	5.4
Zone 7 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	**	**	2.8	3.2	5.1	1.9	4.0	2.3
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	0.0	6.2	0.0	**	0.0	5.7
Saskatoon CMA	****	****	****	****	**2.0**	**4.1**	**4.9**	**1.8**	**3.4**	**2.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	2.5	1.9	**	**	3.4	1.6
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 4 - Northeast	n/u	n/u	**	n/s	**	n/s	1.5	3.7	0.9	3.7
Zone 5 - North	n/s	n/s	n/s	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	2.1
Zone 7 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	11.5	**	2.4	2.0	2.2	1.7	1.9	1.9
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	6.0	5.7	11.0	**	7.5	5.4
Saskatoon CMA	**	**	**11.5**	**	**3.0**	**2.7**	**2.5**	**1.6**	**2.6**	**2.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.1	**	2.1	4.0	3.2	3.5	0.0	0.0	2.4	4.0
Zone 2 - Nutana	0.0	0.5	0.8	1.1	0.9	1.3	0.0	0.0	0.7	1.1
Zone 3 - Lakeview	8.2	12.2	1.0	1.2	2.9	2.3	**	1.1	2.6	2.1
Zone 4 - Northeast	3.9	1.3	2.0	1.3	3.4	1.4	0.0	0.0	2.8	1.3
Zone 5 - North	**	0.0	2.3	1.4	1.4	1.6	**	**	1.8	1.5
Zone 6 - Southwest	0.0	3.6	3.7	8.4	**	6.0	**	4.7	6.4	6.5
Zone 7 - West	11.0	**	1.9	2.7	4.5	2.4	1.1	3.0	3.6	2.6
Saskatoon City (Zones 1-7)	2.0	3.4	1.8	2.7	3.3	2.5	2.1	2.1	2.6	2.6
Zone 8 - Outlying Areas	**	**	**	**	1.6	0.9	0.0	0.0	1.1	0.6
Saskatoon CMA	**2.0**	**3.4**	**1.7**	**2.7**	**3.3**	**2.4**	**2.0**	**2.1**	**2.6**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	689	701	837	868	1,066	1,099	1,171	1,086	910	940
Zone 2 - Nutana	608	635	771	798	964	1,003	1,256	1,252	872	908
Zone 3 - Lakeview	645	678	818	828	982	993	1,087	1,148	933	952
Zone 4 - Northeast	580	616	779	810	1,042	1,080	1,210	1,257	939	975
Zone 5 - North	599	596	809	827	976	989	**	**	911	926
Zone 6 - Southwest	542	574	668	696	789	820	1,156	1,068	771	816
Zone 7 - West	721	732	818	845	980	1,032	1,033	1,055	938	990
Saskatoon City (Zones 1-7)	633	656	788	816	971	1,006	1,151	1,136	894	930
Zone 8 - Outlying Areas	**	**	**	658	742	787	1,095	1,054	789	815
Saskatoon CMA	**632**	**655**	**787**	**815**	**966**	**1,002**	**1,149**	**1,134**	**892**	**928**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	187	186	1,173	1,170	793	791	17	19	2,170	2,166
Zone 2 - Nutana	223	222	1,569	1,589	1,467	1,596	208	209	3,467	3,616
Zone 3 - Lakeview	24	24	428	426	1,054	1,055	91	91	1,597	1,596
Zone 4 - Northeast	80	80	408	411	669	676	87	86	1,244	1,253
Zone 5 - North	15	15	393	392	642	639	15	15	1,065	1,061
Zone 6 - Southwest	35	29	491	477	729	709	232	230	1,487	1,445
Zone 7 - West	31	31	494	503	1,219	1,467	227	226	1,971	2,227
Saskatoon City (Zones 1-7)	595	587	4,956	4,968	6,573	6,933	877	876	13,001	13,364
Zone 8 - Outlying Areas	1	1	19	19	119	117	31	30	170	167
Saskatoon CMA	**596**	**588**	**4,975**	**4,987**	**6,692**	**7,050**	**908**	**906**	**13,171**	**13,531**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.7	8.3	2.8	5.2	4.5	4.3	0.0	0.0	3.3	5.1
Zone 2 - Nutana	1.4	2.0	2.6	2.6	2.4	2.7	2.1	0.0	2.4	2.5
Zone 3 - Lakeview	8.2	12.2	2.2	2.1	5.1	3.6	**	1.1	4.5	3.2
Zone 4 - Northeast	3.9	2.6	3.0	1.8	4.5	2.6	1.2	1.1	3.7	2.2
Zone 5 - North	**	0.0	4.6	3.6	3.3	3.3	**	**	3.8	3.3
Zone 6 - Southwest	0.0	3.6	5.0	8.8	9.7	6.6	**	5.6	7.6	7.1
Zone 7 - West	11.0	**	3.7	3.6	5.7	4.1	1.1	3.4	4.8	4.0
Saskatoon City (Zones 1-7)	2.7	5.0	3.2	3.9	4.8	3.8	3.3	2.6	4.0	3.8
Zone 8 - Outlying Areas	**	**	**	**	1.6	4.3	0.0	**	1.1	3.8
Saskatoon CMA	**2.7**	**5.0**	**3.2**	**3.9**	**4.8**	**3.8**	**3.2**	**2.6**	**4.0**	**3.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	8.7	++	2.3	3.5	2.7	2.8	++	++	2.8	3.2
Zone 2 - Nutana	6.2	5.3	3.2	3.3	2.7	2.2	2.6	2.3	3.0	3.1
Zone 3 - Lakeview	4.6	5.4	3.2	1.1	4.3	0.4	5.6	++	3.9	0.5
Zone 4 - Northeast	5.0	9.7	2.1	3.9	1.9	3.6	0.3	4.1	2.1	3.7
Zone 5 - North	++	**	2.8	3.0	2.1	2.3	**	**	2.4	2.6
Zone 6 - Southwest	++	**	++	5.2	2.4	4.2	++	4.5	**	4.4
Zone 7 - West	2.2	4.6	1.8	3.0	2.6	2.1	2.1	2.4	2.2	2.2
Saskatoon City (Zones 1-7)	5.6	4.3	2.5	3.2	2.8	2.4	2.7	2.4	2.7	2.8
Zone 8 - Outlying Areas	**	**	**	**	4.5	6.1	**	**	5.4	4.9
Saskatoon CMA	**5.6**	**4.4**	**2.5**	**3.2**	**2.8**	**2.4**	**2.7**	**2.4**	**2.7**	**2.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Saskatoon CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA	0.4	0.9	2.6	2.6

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Saskatoon CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Saskatoon CMA	**	655	**	815	**	1,002	**	1,057

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Saskatoon CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA				
3 to 24 Units	0.9	2.1	3.3	3.0
25 to 49 Units	0.8	1.0	2.2	3.8
50+ Units	0.2	0.8	1.9	0.8
Total	0.4	0.9	2.6	2.6

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Saskatoon CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA	8,318	8,772	1,866	1,809	22.4	20.6	0.4	0.9

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Saskatoon CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA								
3 to 24 Units	1,085	1,093	280	231	25.8	21.1	0.9	2.1
25 to 49 Units	1,915	2,062	431	282	22.5	13.7	0.8	1.0
50+ Units	5,318	5,617	1,159	1,283	21.8	22.8	0.2	0.8
Total	8,318	8,772	1,866	1,809	22.4	20.6	0.4	0.9

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Saskatoon CMA										
Single Detached	n/s	n/s	**	**	1,001	911	1,222	1,251	1,146	1,152
Semi detached, Row and Duplex	n/s	n/s	**	**	941	**	1,032	1,089	945	980
Other-Primarily Accessory Suites	n/s	n/s	**	514	920	854	**	1,197	935	899
Total	n/s	n/s	**	471	950	915	1,103	1,174	1,002	1,005

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatoon CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Saskatoon CMA		
Single Detached	4,136	3,934
Semi detached, Row and Duplex	6,621	5,042
Other-Primarily Accessory Suites	2,699	4,187
Total	13,456	13,162

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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